

4-2-120A

DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DESIGNATIONS			
	CN	CV	CA
LOT DIMENSIONS			
<b>Minimum Lot Size</b> <i>for lots created after Nov. 10, 2004</i>			None, except: 1,200 sq. ft. in the Sunset, NE Fourth, and Puget Business Districts. See maps in RMC <a href="#">4-3-040</a> .
<b>Minimum Lot Width/Depth</b> <i>for lots created after Nov. 10, 2004</i>	None	None	None
LOT COVERAGE			
<b>Maximum Lot Coverage for Buildings</b>	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.
DENSITY (Net Density in Dwelling Units per Net Acre)			
<b>Minimum Net Residential Density</b> <sup>9</sup>			None, except in the <del>NE Fourth, Puget, Rainier, and Sunset</del> <del>Sunset, NE Fourth, and Puget</del> Business Districts (see maps in RMC <a href="#">4-3-040</a> ): 10 dwelling units per net acre.
<b>Maximum Net Residential Density</b> <sup>9</sup>			20 dwelling units per net acre, except within the <del>NE Fourth, Puget, Rainier, and Sunset</del> <del>Sunset, NE Fourth, and Puget</del> Business Districts, it shall be 60 dwelling units per acre for development with mixed commercial and residential use in the same building. See maps in RMC <a href="#">4-3-040</a> .
SETBACKS			
<b>Minimum Front Yard</b> <sup>18</sup>	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.

	walls are not located within the reduced setback.	walls are not located within the reduced setback.	
<b>Maximum Front Yard<sup>18</sup></b>			None, except 15 ft. in the Rainier Avenue, Sunset, NE Fourth and Puget Business Districts. See maps and standards in RMC <a href="#">4-3-040</a> .
<b>Minimum Side Yard Along a Street<sup>18</sup></b>	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.
<b>Minimum Freeway Frontage Setback</b>	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.
<b>Minimum Rear Yard<sup>18</sup></b>	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
<b>Minimum Side Yard<sup>18</sup></b>	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
<b>Clear Vision Area</b>	<b>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a>.</b>	<b>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a>.</b>	<b>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a>.</b>
<b>BUILDING LIMITATIONS</b>			
<b>Maximum Gross Floor Area of</b>			None, except:

<b>Any Single Commercial Use on a Site</b>			a. In the NE Fourth Business District: 65,000 gross sq. ft. b. In the Puget and Sunset Business Districts: 35,000 sq. ft. Restrictions do not apply to uses subject to net density limitations and grocery stores (see maps in RMC <a href="#">4-3-040</a> ).
<b>Maximum Gross Floor Area of Any Single Office Use on a Site<sup>2, 9</sup></b>			None, except: a. In the NE Fourth Business District: 65,000 gross sq. ft. b. In the Puget and Sunset Business Districts: 35,000 sq. ft. The total gross square footage of these uses shall not exceed 50% of the gross square footage of the site. <sup>2,9</sup> These restrictions do not apply to residential uses, which are subject to net density limitations. (See maps in RMC <a href="#">4-3-040</a> .)
<b>Building Orientation</b>	All commercial uses shall have their primary entrance and shop display window oriented toward the street frontage.		N/A except in the <a href="#">NE Fourth, Puget, Rainier, and Sunset Business Districts</a> <del>Puget, Sunset and NE Fourth Business Districts</del> . See RMC <a href="#">4-3-040</a> for standards.
<b>LANDSCAPING</b>			
<b>Minimum On-site Landscape Width Required Along the Street Frontage</b>			10 ft., except where reduced through the site plan development review process. There are additional landscaping standards for pedestrian connections in the <a href="#">NE Fourth, Puget, Rainier, and Sunset Business Districts</a> <del>Puget, Sunset, and NE Fourth Business Districts</del> . See maps and standards at RMC <a href="#">4-3-040</a> .
<b>Minimum On-site Landscape Width Along the Street Frontage Required When a Commercial Lot</b>			15 ft. wide sight-obscuring landscape strip. <sup>3,5</sup> If the street is a designated principal arterial, <sup>1</sup> <del>non-sight-obscuring</del> landscaping shall be

is <i>Adjacent</i> <sup>8</sup> to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM			provided unless otherwise determined by the Reviewing Official through the site plan development review process. There are additional landscaping standards for pedestrian connections in the <a href="#">NE Fourth, Puget, Rainier, and Sunset Business Districts</a> <del>Puget, Sunset, and NE Fourth Business Districts</del> . See maps and standards at RMC <a href="#">4-3-040</a> .
Minimum Landscape Width Required When a Commercial Lot is <i>Abutting</i> <sup>7</sup> to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM			15 ft. wide landscaped visual barrier consistent with the definitions in RMC <a href="#">4-11-120</a> . A 10 ft. sight-obscuring landscape strip may be allowed through the site plan development review process. There are additional landscaping standards for pedestrian connections in the <a href="#">NE Fourth, Puget, Rainier, and Sunset Business Districts</a> <del>Puget, Sunset, and NE Fourth Business Districts</del> . See maps and standards at RMC <a href="#">4-3-040</a> . <sup>3,4</sup>
<b>HEIGHT</b>			
Maximum Building Height, <sup>14,16</sup> except for Public uses with a "Public Suffix" (P) designation <sup>20</sup>		.	50 ft., except 35 ft. for residential use only buildings in the Sunset and NE Fourth Business Districts. See maps in RMC <a href="#">4-3-040</a> . Heights may exceed the maximum height with a Conditional Use Permit. <sup>16</sup> In no case shall height exceed the limits specified in RMC <a href="#">4-3-020</a> .
Maximum Height for Wireless Communication Facilities	See RMC <a href="#">4-4-140G</a> .	See RMC <a href="#">4-4-140G</a> .	See RMC <a href="#">4-4-140G</a> .
<b>SCREENING</b>			
Outdoor, Loading, Repair, Maintenance, Work, or Storage Areas; Surface-Mounted Utility	See RMC <a href="#">4-4-095</a> .	See RMC <a href="#">4-4-095</a> .	See RMC <a href="#">4-4-095</a> .

and Mechanical Equipment; Roof Top Equipment (Except for Telecommunication Equipment)			
Refuse or Recyclables	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .
<b>PARKING</b>			
General			See RMC <a href="#">10-10-13</a> and RMC <a href="#">4-4-080</a> . For the NE Fourth, Sunset, Puget, and Rainier Avenue Business Districts, see RMC <a href="#">4-3-040</a> .
<b>PEDESTRIAN ACCESS</b>			
General			A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties. There are additional standards for the Rainier Avenue, NE Fourth, Sunset, and Puget Business Districts. See RMC <a href="#">4-3-040</a> for maps and standards.
<b>SIGNS</b>			
General			See RMC <a href="#">4-4-100</a> . There are additional standards for the Rainier Avenue Business District at RMC <a href="#">4-3-040</a> .
<b>LOADING DOCKS</b>			
Location within Site	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>
<b>DUMPSTER/RECYCLING COLLECTION AREA</b>			
Size and Location of Refuse or Recycling Areas	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .

CRITICAL AREAS			
General	See RMC <a href="#">4-3-050.</a>	See RMC <a href="#">4-3-050.</a>	See RMC <a href="#">4-3-050.</a>